



# PLANNING COMMISSION

## LIVINGSTON PLANNING COMMISSION

### REGULAR MEETING AGENDA

TUESDAY, June 11, 2024 7:00 P.M.

CITY COUNCIL CHAMBERS, 1416 C STREET, LIVINGSTON

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*The Planning Commission welcomes you to its meetings, which are regularly scheduled the second Tuesday of each month, and your interest is encouraged and appreciated. Additionally, the regular meeting will be streamed on YouTube live at [https://www.youtube.com/channel/UCB\\_ZmQZIHh-ECEPZ2VwZg](https://www.youtube.com/channel/UCB_ZmQZIHh-ECEPZ2VwZg).*

*Members of the public may comment on agenda items at the meeting or remotely via teleconferencing by calling (520) 525-8911. Any member of the public participating via teleconference will be given the opportunity to provide public comment. Comments will also be accepted via email at [mabeloe@livingstonca.gov](mailto:mabeloe@livingstonca.gov) or by mail delivered to the City of Livingston Planning Department at 1416 C Street, Livingston, CA 95334.*

*Members of the public attending the meeting are advised that all pagers, cellular telephones, and any other communication devices be put on vibrate mode or turned off during the Planning Commission meeting.*

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1. **ROLL CALL:** Robert Bob Wallis, Jose Flores, Vice-Chair Renee Mendonca, Chair Steve Bassi  
Vacant (Alternate 1 - votes on odd months),  
Vacant (Alternate 2 - votes on even months)
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA**
4. **PUBLIC COMMENT**

*The first 15 minutes of the meeting are reserved for members of the public to address the Commission on items that are within the subject matter jurisdiction of the Commission. Speakers shall be limited to five (5) minutes. Speakers will be asked to identify themselves and state the subject of their comments. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Commission is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the Commission does not respond to public comment at this time.*

5. **WRITTEN CORRESPONDENCES**
  - A. None

**6. APPROVAL OF MINUTES**

A. April 9, 2024 Minutes

**7. CONFLICT OF INTEREST DECLARATION**

*Members of the Planning Commission will declare an actual or apparent conflict of interest before discussions or decisions about any matters in which they or anyone with whom they have a close personal relationship could directly or indirectly benefit or where such a benefit could be perceived.*

**8. CONSENT CALENDAR**

*Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the public or a member of the Planning Commission may request an item to be removed from the Consent Calendar and it will be considered separately.*

A. None

**9. PUBLIC HEARINGS**

A. None

**10. OTHER MATTERS (Non-Public Hearing Items)**

A. None

**11. REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR**

**12. PLANNING COMMISSIONER REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS**

*This portion of the agenda is reserved for the Chairperson and Commissioners to (i) make brief reports on public events or activities; (ii) to request updates; and (iii) to initiate future agenda items.*

**13. ADJOURNMENT**

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The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the Planning Department's Office at (209) 394-8041 Ext. 112 or emailing [mabeloe@livingstonca.gov](mailto:mabeloe@livingstonca.gov) Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested accommodation. Requests may also be delivered/mailed to: City of Livingston, Attn: Planning Department, 1416 C Street, Livingston, CA 95334. At least forty-eight (48) hours notice prior to the meeting is requested but not required. When making a request, please provide sufficient detail that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.

The services of a translator can be made available. Please contact the City of Livingston Planning Department at (209) 394-8041 Ext. 112 or email [mabeloe@livingstonca.gov](mailto:mabeloe@livingstonca.gov) to request translation services for this meeting. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be

submitted in advance of the meeting to allow the City sufficient time to provide or arrange for the requested services. At least forty-eight (48) hours notice prior to the meeting is requested but not required.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than forty-eight (48) hours before this meeting is available for inspection at the City of Livingston Planning Department, 1416 C Street, Livingston, CA 95334 during normal business hours.

Pursuant to Section 65009 of the Government Code of the State of California, notice is hereby given that if any of the foregoing projects or matters is challenged in Court, such challenge may be limited to only those issues raised at the public hearing, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

All Planning Commission actions may be appealed to the City Council by filing an appeal in writing and paying the appropriate fee to the Livingston City Clerk. The time in which an applicant may appeal a Planning Commission action varies from 10 to 30 days depending on the type of project. The appeal period begins the day after the Planning Commission public hearing. There is NO EXTENSION for an appeal period.

If you have any questions or comments regarding this hearing notice, you may call the City of Livingston Planning Department at (209) 394-8041. Si usted tiene preguntas, comentarios o necesita ayuda con interpretación, favor de llamar el Departamento de Planeamiento por lo menos 48 horas antes de esta junta (209) 394-8041.



**CITY OF LIVINGSTON  
LIVINGSTON PLANNING COMMISSION  
REGULAR MEETING**

**City Council Chambers  
1416 C Street  
Livingston, CA 95334**

**MEETING MINUTES  
April 9, 2024**

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Chair Steve Bassi.

**ROLL CALL**

Commissioners Present: Commissioner Robert “Bob” Wallis, Commissioner Jose Flores, Vice-Chair Renee Mendonca, Chair Steve Bassi,

Commissioners Absent: None

Staff Present: Community Development Director Gary Conte and Sr. Administrative Analyst Martha Abeloe

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance to the flag was recited.

**APPROVAL OF AGENDA**

Motion to approve the Regular Planning Commission Agenda by Vice-Chair Renee Mendonca, seconded by Commissioner Bob Wallis. The motion was approved by a vote of 4-0.

**PUBLIC COMMENT**

Chair Steve Bassi opened the public comment period at 7:03 p.m.

None

Chair Steve Bassi closed the public comment period at 7:04 p.m.

**WRITTEN CORRESPONDENCES**

None.

## **APPROVAL OF MINUTES**

### **4.A Action Meeting Minutes from February 13, 2024, Regular Planning Commission Meeting**

Motion to approve February 13, 2024, Regular Planning Commission Minutes by Vice-Chair Renee Mendonca, seconded by Commissioner Bob Wallis. The motion was approved by a vote of 4-0.

## **CONFLICT OF INTEREST DECLARATION**

None.

## **PUBLIC HEARINGS**

### **Consent Items**

10.A. **(None)**

### **Non-consent Items**

10.B. **(None)**

## **OTHER MATTERS (Not Public Hearings)**

### **A. City of Livingston 2023 Housing Element Annual Progress Report**

Community Development Director Gary Conte presented a PowerPoint Presentation on this item.

Vice-Chair asked about the apartments on Main Street and the Community Development Director answered her questions.

Motion to Adopt a Resolution of the Planning Commission of the City of Livingston recommending the City Council of the City of Livingston receive and accept the Housing Element annual progress report for calendar year 2023 and authorize staff to submit the report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research by Commissioner Bob Wallis, seconded by Chair Steve Bassi. The motion was approved by a vote of 4-0.

## **REPORT OF THE PLANNING DIRECTOR**

Community Development Director Gary Conte highlighted recent City Council actions and housekeeping items. He communicated that the city attorney will propose a new Ordinance for the City Council to consider an amendment to the municipal code to allow one planning commissioner to reside in the Livingston Union School District.

Community Development Director Gary Conte also mentioned that on April 2, 2024, the City Council held a first reading to consider and approve an ordinance repealing Chapter 3 and replacing new language on Undergrounding Utilities.

There was a brief discussion of the recommendation that was brought forth to the Merced County Board of Supervisors meeting regarding the closure of Livingston Fire Department Station 96.

Community Development Director Gary Conte presented a PowerPoint presentation on Community Development Updates.

Commissioner Bob Wallis asked about the status of Diego Castillo’s project.

Community Development Director Gary Conte answered the Commissioner’s questions.

Commissioner Bob Wallis asked Diego Castillo to comment.

Resident and Local Developer Diego Castillo commented on his project.

**PLANNING COMMISSIONER REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS**

Commissioner Bob Wallis asked about the truck parking out on Lilac Lane and Robin Ave.

Vice-Chair Renee Mendonca voiced several concerns about feeding pigeons, the use of water from Emerald Textiles, and the Portuguese Hall.

Community Development Director Gary Conte answered the Commissioner's concerns.

Commissioner Jose Flores mentioned the Pancake Breakfast on May 4, 2024.

**ADJOURNMENT**

The regular meeting was adjourned by consensus at 8:29 p.m.

APPROVED: June 11, 2024

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Vice-Chair, Renee Mendonca

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Secretary of the Planning Commission,  
Gary Conte

*The written meeting minutes reflect a summary of specific actions taken by the Planning Commission. They do not necessarily reflect all the comments or dialogue leading up to the action. All meetings are digitally recorded and are an official record of the meeting’s proceedings. Digitally recorded verbatim minutes are available upon request and may be obtained at Livingston City Hall.*